



Community Redevelopment Authority (CRA)

Wednesday, February 8, 2017
Regular Meeting

Item A1

Agenda 2-8-17

Staff Contact: Chad



AGENDA
Wednesday February 8, 2017
4:00 p.m.
Grand Island City Hall

Open Meetings Notifications

1. Call to Order.
This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.

The CRA may vote to go into Closed Session on any Agenda Item as allowed by State Law.

2. Approval of Minutes of January 11, 2017 Meeting.
3. Approval of Financial Reports.
4. Approval of Bills.
5. Review of Committed Projects and CRA Properties.
6. Habitat Demolition Grant.
7. Consideration of Resolution 235 – Referral of a Redevelopment Plan Amendment to the Grand Island City Council for 112 W. Second St., Peaceful Root LLC.
8. Discussion and Possible Action on CHAAP Blight Study.
9. Approve Resolution to Purchase/Sell Real Estate.
10. Directors Report.
11. Recess/Adjournment – Recess to tour of new apartment at 110 E. Third St., Wing Properties, adjourn from tour location.

Next Meeting 4 p.m. March 15, 2017

COMMUNITY REDEVELOPMENT AUTHORITY
AGENDA MEMORANDUM
4 p.m. February 8, 2017

1. CALL TO ORDER. The meeting will be called to order by Chairman Tom Gdowski. This is a public meeting subject to the open meetings laws of the State of Nebraska. The requirements for an open meeting are posted on the wall in this room and anyone that wants to find out what those are is welcome to read through them.
2. APPROVAL OF MINUTES. The minutes of the Community Redevelopment Authority meeting January 11, 2017, are submitted for approval. A MOTION is in order.
3. APPROVAL OF FINANCIAL REPORTS. Financial reports for the period of January 1, 2017 through January 31, 2017 are submitted for approval. A MOTION is in order.
4. APPROVAL OF BILLS. Payment of bills in the amount of \$29,699 is submitted for approval. A MOTION is in order.
5. REVIEW OF COMMITTED PROJECTS AND CRA PROPERTIES.
6. HABITAT DEMOLITION GRANT REQUEST Consideration of a \$15,000 demolition grant for 2403 W. North Front by the Grand Island Area Habitat for Humanity. This property is located in Redevelopment Area 6. This property is on the Problem Resolution Team list and is considered a problem property. It is the intent of Grand Island Area Habitat for Humanity to build on this lot during the current year. A MOTION is in order.
7. RESOLUTION 235 Consideration of a resolution to forward a Redevelopment Plan Amendment to the Grand Island City Council for a \$1.2 million redevelopment of the former Brown Hotel at 112 W. Second Street into a parking garage, commercial space and upper-story apartments by Peaceful Root LLC. The developer is seeking \$263,000 in tax-increment financing. The Regional Planning Commission met February 1 and returned its findings on 112 W. Second Street to the CRA. A MOTION is in order.
8. CHAAP BLIGHT STUDY Consideration of a blight and substandard study for the former Cornhusker Army Ammunition Plant west of Grand Island. Private developers have conducted blight and substandard studies on nearly 570 acres of the 20 square mile plant. The Regional Planning Commission met February 1 and requested consideration of a blight and substandard study on all 20 square miles excluding the areas already under study or declared. The commission wants to see a more comprehensive redevelopment of the former defense site. The CRA could choose to fund a study for the remainder of the property or try to find partners to help fund the project. Potential partners could include: the Grand Island Area Economic

Development Corporation, Hall County, and Southern Public Power District. A MOTION is in order.

9. APPROVE RESOLUTION OR RESOLUTIONS TO PURCHASE OR SELL REAL ESTATE.

None.

10. DIRECTOR'S REPORT.

This is an opportunity for the director to communicate on going actions and activities to the board and public.

11. RECESS/ADJOURNMENT. Downtown property owner Dean Pegg has offered to provide a tour of a second-story apartment he created at 110 E. Third. The apartment received \$20,000 in Life Safety Grant assistance, as well as the building receiving \$167,000 in façade assistance.

Chad Nabity
Director